



17 Park Road, Bristol, BS31 1BX
Offers In The Region Of £425,000

****NO ONWARD SALES CHAIN**** A THREE BEDROOM SEMI DETACHED PROPERTY situated within easy walking distance to shop and amenities in Keynsham High Street with transport links. This lovely family home requires a degree of modernisation throughout and benefits from spacious living accommodation, a generously sized rear garden along with a detached garage and off street parking at the rear. An internal inspection is highly recommended.

Keynsham is ideally situated between Bristol and Bath, is well serviced by good road and rail networks. Keynsham High Street offers a variety of shops, public houses and restaurants. It has an award winning Memorial Park together with excellent primary and secondary schools.

Entrance via uPVC double glazed front door with matching side panels and 2 windows to side aspects, into

Entrance Porch

Further door into`

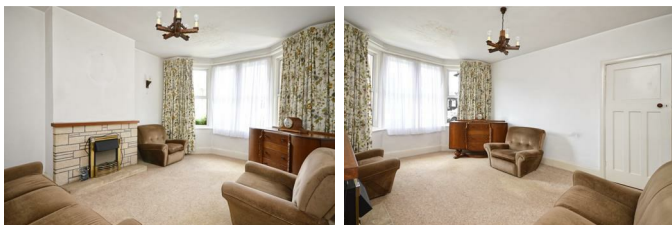
Hallway



Stairs rising to first floor landing, single radiator, understairs storage cupboard, walk-in storage cupboard with obscured glazed window to side aspect, door to

Sitting Room

12'10" x 11'10" (3.93 x 3.63)



uPVC double glazed feature bay window to front aspect, wall lights.

Dining Room

16'10" x 10'7" (5.15 x 3.23)



Double glazed aluminium sliding patio doors giving access to the patio and rear garden, alcove storage,

gas fire with back boiler, tiled hearth, wooden surround and mantel over.

Kitchen/Breakfast Room

19'1" x 6'11" (5.83 x 2.11)



Dual aspect obscured glazed windows to side and rear aspects, door to patio and rear garden, a range of wall and floor units with worksurface over, single sink double drainer unit with tiled splashbacks, space and plumbing for white goods, 4 ring electric hob, built in oven and grill, space for freestanding fridge freezer.

First Floor Landing



Access to loft space, double glazed obscured window to side aspect, doors to

Master Bedroom

12'10" x 11'10" (3.92 x 3.61)



Double glazed window to front aspect, a range of storage cupboards with shelving and hanging space.

Bedroom Two

12'11" x 10'7" (3.95 x 3.23)



Double glazed window to rear aspect, a range of built in storage cupboards (one housing hot water tank with wooden shelving for linen).

Bedroom Three/Study

9'2" x 6'9" (2.81 x 2.08)



Double glazed window to rear aspect.

Family Bathroom

6'5" x 5'8" (1.98 x 1.75)



Obscured double glazed window to front aspect, suite comprising close coupled w/c, pedestal wash hand basin, panelled bath with electric Triton shower over, part tiled.

Outside



The front of the property has a slabbed pathway leading to the front door, the remainder is laid mainly to a level lawn with a couple of established shrubs. The front garden is enclosed by part wood panel fencing and rendered wall with wrought iron railings and a wrought iron gate. There is pedestrian access to the rear of the property via a wooden gate. The rear garden has a patio area immediately adjacent to the property (part of the patio is undercover) steps lead down to the remainder of the garden which is laid mainly to lawn with borders containing some established plants and shrubs. A greenhouse is also included in the sale.

Detached Garage



uPVC double glazed obscured door with windows to both side and side aspects, electric roller shutter door, power and light is connected,

Directions

Satnav BS31 1BX

Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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